

CITY PLAN COMMISSION**THURSDAY, JUNE 12, 2025****RECORD NO.:** PLAT-25-000008 (S245-178) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Jim Miller Road at Carter Road, southwest corner**DATE FILED:** May 16, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.454-acres**APPLICANT/OWNER:** JR Development Group, LLC

REQUEST: An application to replat a 0.454-acre (19,864-square foot) tract of land containing all of Lot 4 in City Block 6263 to create one 0.209-acre (9,122-square foot) lot and one 0.244-acre (10,642-square foot) lot on property located on Jim Miller Road at Carter Road, southwest corner.

SUBDIVISION HISTORY:

1. S190-130 was a request northeast of the present request to replat a 2.9877-acre tract of land containing all of Lot 1A in City Block 6275 to create two lots on property located on Jim Miller Road at Great Trinity Forest Way, northeast corner. The request was approved on June 4, 2020, but has not been recorded.

PROPERTY OWNER NOTIFICATION: On May 23, 2025, 11 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The properties to the north and east of the present request have areas ranging in size from 36,214 square feet to 730,882 square feet and are zoned CR Community Retail District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the south and west of the present request have areas ranging in size from 12,574 square feet to 41,153 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 0.209-acre (9,122-square foot) lot and one 0.244-acre (10,642-square foot) lot.

Staff concludes that there is not an established lot pattern in the adjacent areas and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 2.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. *51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established centerline of Alley. Section 51A-8.602 (c)
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Jim Miller Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Carter Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Jim Miller Road and Carter Road. Section 51A 8.602(d)(1)
19. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
20. On the final plat, dedicate 15-foot by 15-foot alley sight easement at Jim Miller Road and Alley. Section 51A-8.602 (e)

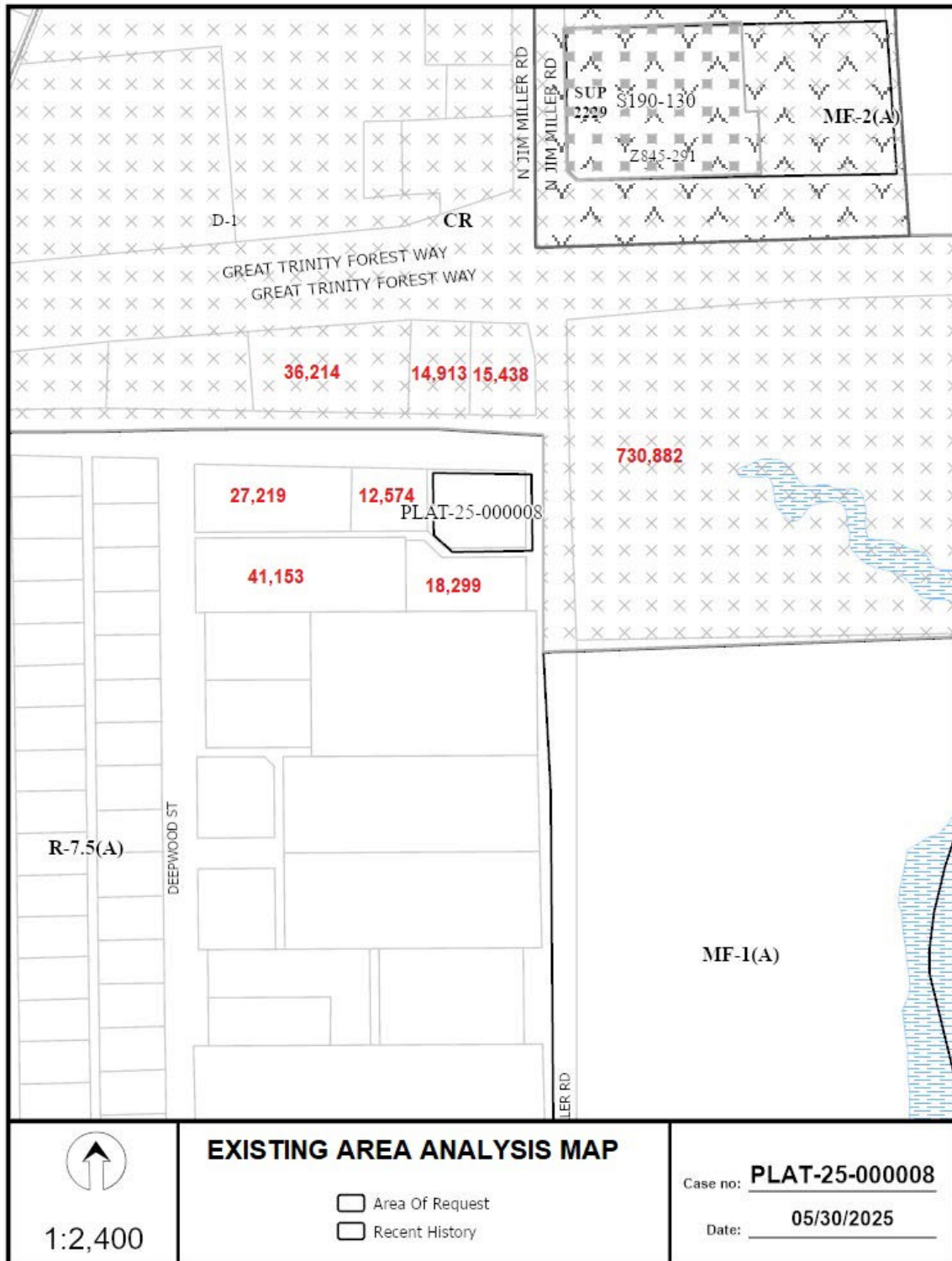
Survey (SPRG) Conditions:

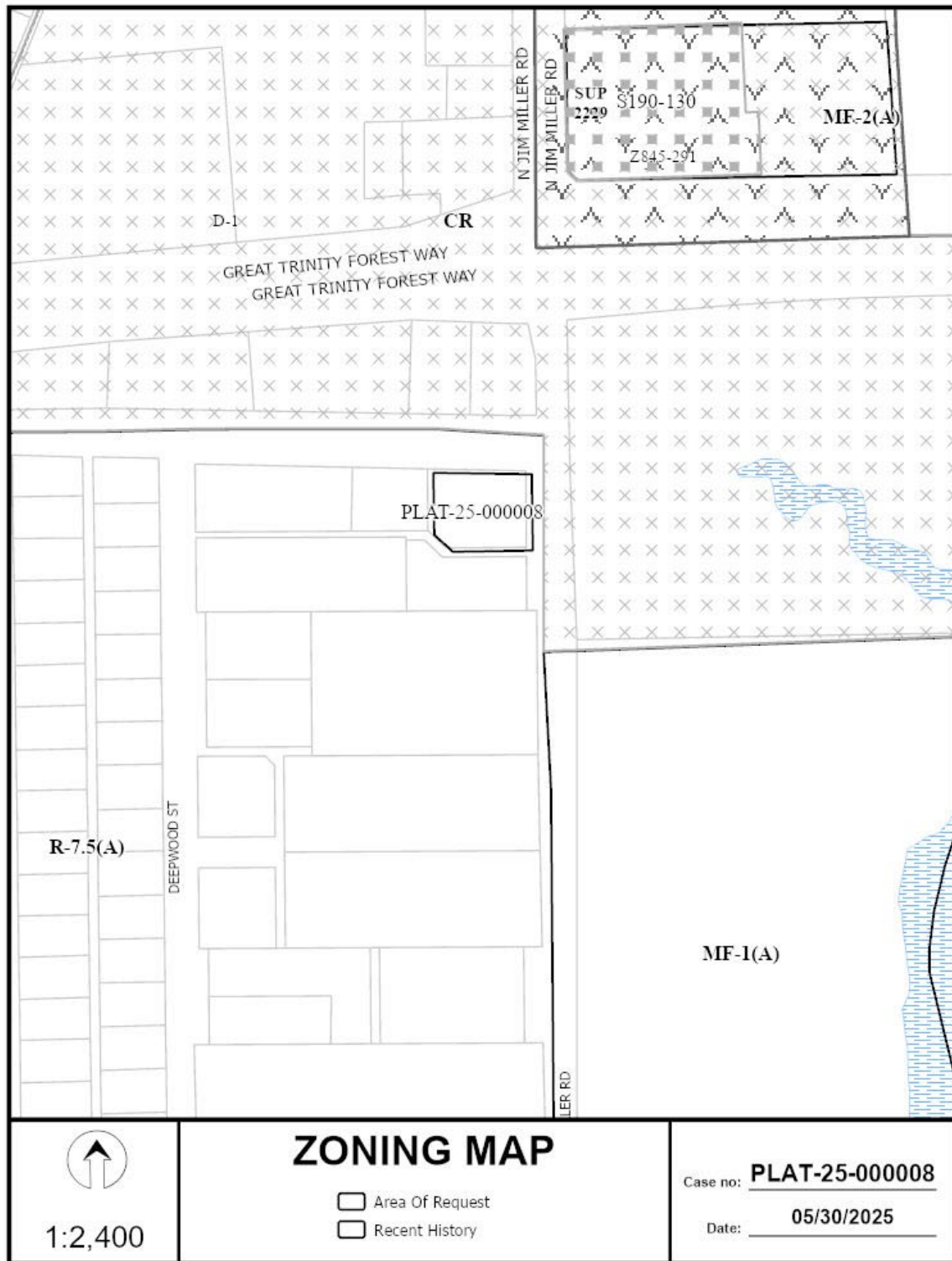
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show the correct recording information for the subject property.
23. On the final plat, show distances/width across all adjoining rights-of-way.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.

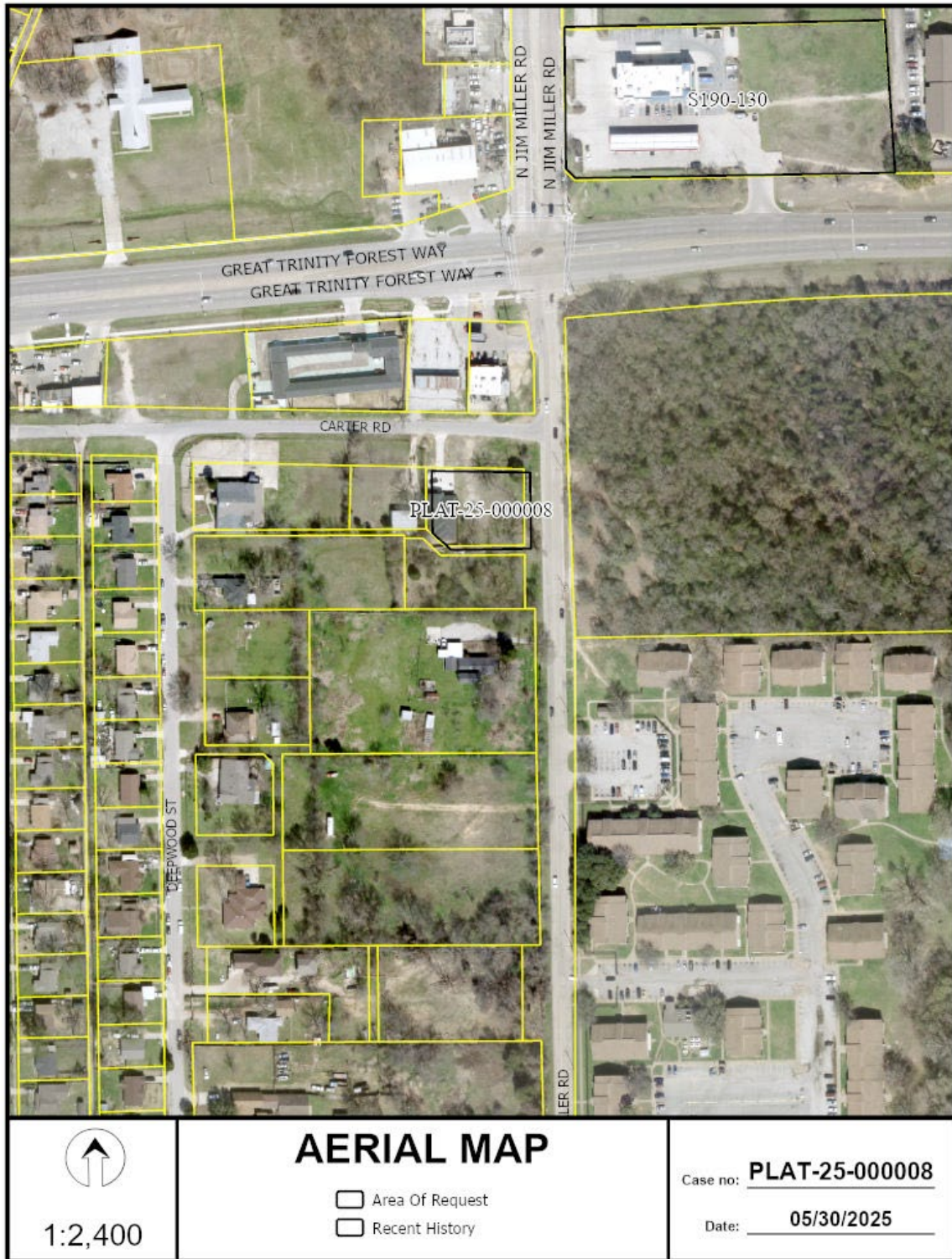
Real Estate/ GIS, Lot & Block Conditions:

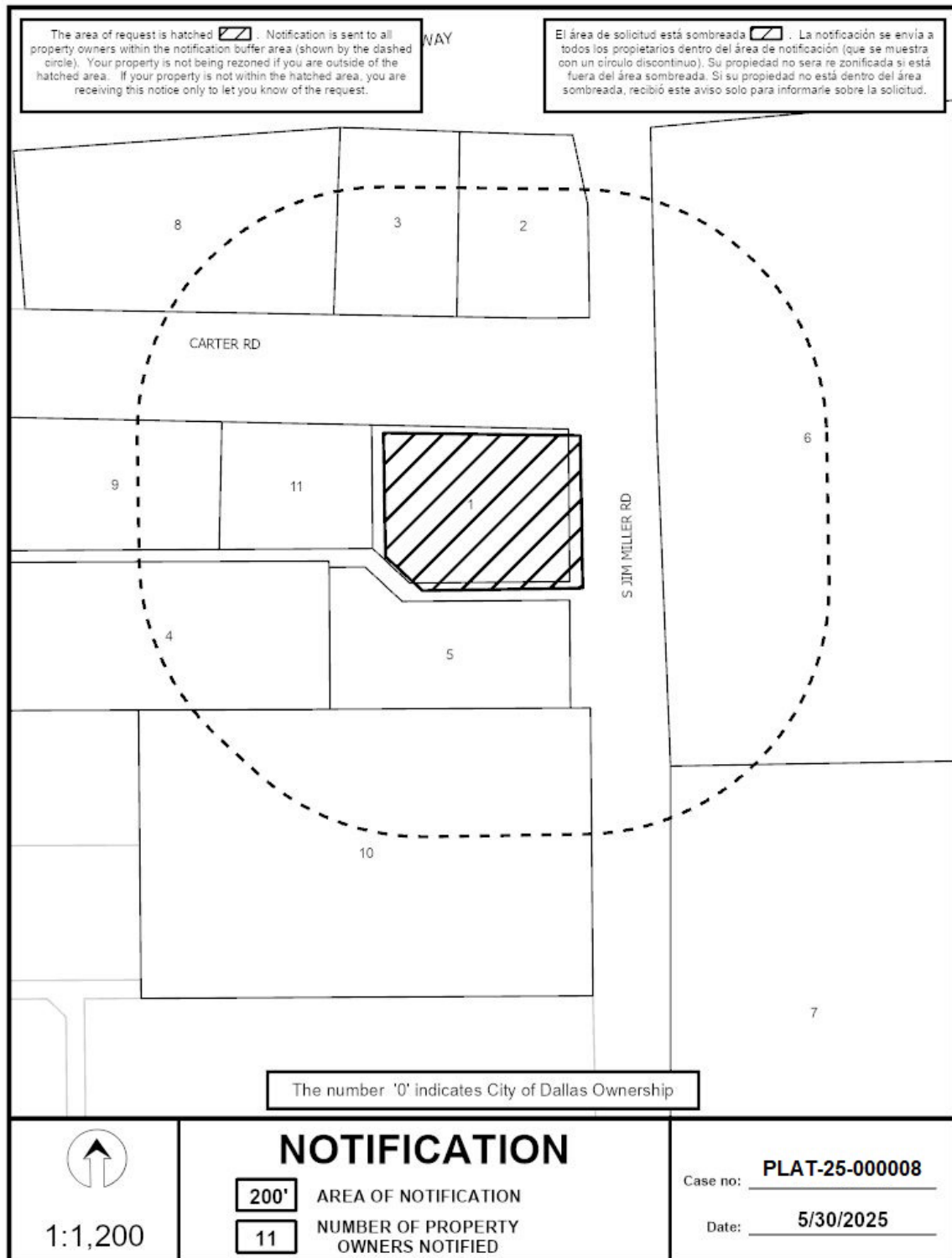
25. Contact Real Estate division to discuss an abandonment of building encroachments and any other improvements in alley right-of-way.
26. On the final plat, identify the property as Lots 4A and 4B in City Block 6263.

ALL AREAS ARE IN SQUARE FEET









05/22/2025

Notification List of Property Owners

PLAT-25-000008 (S245-178)

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7040 CARTER RD	Taxpayer at
2	7036 GREAT TRINITY FOREST WAY	FOODPLUS 2 INC
3	7028 GREAT TRINITY FOREST WAY	SUPERB KAR WASH LLC
4	120 DEEPWOOD ST	K L TENISON HOLDING GROUP LLC
5	137 S JIM MILLER RD	MENDOZA JUAN
6	7100 GREAT TRINITY FOREST WAY	VSF INVESTMENTS LLC
7	202 S JIM MILLER RD	AMAZ PROPERTY ACQUISITIONS LLC
8	7020 GREAT TRINITY FOREST WAY	ONE GREAT TRINITY LLC
9	7004 CARTER RD	LOVE OF GOD CHURCH
10	135 S JIM MILLER RD	MUHAMMAD ROBERT
11	7026 CARTER RD	BIRMINGHAM BRANDON &

